

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S River Drive Road, 600' NE
of the c/l of Grace Avenue
(7214 River Drive Road)
15th Election District
5th Councilmanic District

John S. Podles, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-199-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 7214 River Drive Road, located in the vicinity of Grace Road in the community of Lynch Point on Back River. The Petition was filed by the owners of the property, John S. Podles, Jr., and his wife, Thelma L. Podles. The Petitioners seek relief from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback from a divisional property line of 3 feet in lieu of the required 10 feet for an existing boat lift and roof. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date

BY

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of December, 1996 that the Petition for Variance seeking relief from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback from a divisional property line of 3 feet in lieu of the required 10 feet for an existing boat lift and roof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Notwithstanding the fact that the boat lift is already existing, the Petitioners must obtain an "after-the-fact" Critical Areas variance from the Department of Environmental Protection and Resource Management (DEPRM) and comply with any recommendations made by that agency in order to meet the requirements of Chesapeake Bay Critical Areas legislation.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated November 14, 1996, a copy of which has been attached hereto and made a part hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

97-199-A

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

November 14, 1996

FROM: R. Bruce Seeley *RBS/ys*
DEPRM

SUBJECT: Zoning Item #199 - Podles Property
7214 River Drive Road
Zoning Advisory Committee Meeting of November 12, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Structures are already built. After-the-fact Critical Area variance would need to be submitted and approved in order to gain Chesapeake Bay Critical Area approval.

RBS:PF:sp

PODLES3/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 2, 1996

Mr. & Mrs. John S. Podles, Jr.
7214 River Drive Road
Baltimore, Maryland 21219

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S River Drive Road, 600' NE of the c/l of Grace Avenue
(7214 River Drive Road)
15th Election District - 5th Councilmanic District
John S. Podles, Jr., et ux - Petitioners
Case No. 97-199-A

Dear Mr. & Mrs. Podles:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

Case File

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7214 RIVER DRIVE ROAD 21219
97-199-A which is presently zoned DRS-1S

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 417.4 (BCZR)

To permit a 3 ft. side setback from divisional property line in lieu of required 10 ft. for the existing boat lift.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- ① EXISTING LOT WIDTH OF 50' CANNOT MEET THE SIDE YARD SETBACK REQUIREMENT.
- ② EXISTING BOAT LIFT ROOF COVER REQ'D.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

JOHN STEPHEN PODLES JR.
 (Type or Print Name)

John Stephen Podles Jr.
 Signature

THELMA LEE PODLES
 (Type or Print Name)

Thelma Podles
 Signature

7214 RIVER DRIVE RD 388-0294 H
 Address 388-6794 W
 Phone No.

BALTO. MD. 21219
 City State Zipcode
 Name, Address and phone number of representative to be contacted

JOHN STEPHEN PODLES JR.
 Name
7214 RIVER DRIVE RD 388-0294 H
 Address 388-6794 W
 Phone No
BALTO, MD. 21219

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 10-29-96

ESTIMATED POSTING DATE: 11-10-96

Printed with Soybean Ink
 on Recycled Paper

ITEM #: 199

ORDER RECEIVED FOR FILING
 10/30/96

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7214 RIVERDRIVE ROAD
address
BALTIMORE MARYLAND 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

① EXISTING LOT WIDTH OF 50' CANNOT MEET THE
SIDEYARD SETBACK REQUIREMENT.

② EXISTING BOAT LIFT ROOF COVER REQ'D

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John S. Podles Jr
(signature)
JOHN S. PODLES JR
(type or print name)



Thelma L. Podles
(signature)
THELMA L. PODLES
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28TH day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THELMA LEE PODLES & JOHN STEPHEN PODLES JR

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

28TH October 1996
date

Herbert Geilenkirchen
NOTARY PUBLIC

My Commission Expires:

10-1-2000



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2000

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7214 RIVER DRIVE ROAD
address
BALTIMORE MARYLAND 21218
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

① EXISTING LOT WIDTH OF 50' CANNOT MEET THE
SIDE YARD SETBACK REQUIREMENT.

② EXISTING BOAT LIFT ROOF COVER REQ'D

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

John S. Podles Jr.
(signature)
JOHN S. PODLES JR.
(type or print name)



Thelma L. Podles
(signature)
THELMA L. PODLES
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28TH day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN STEPHEN PODLES, JR & THELMA LEE PODLES

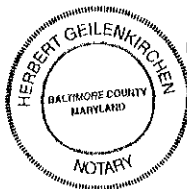
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

28TH October, 1996
date

Herbert Geilenkirchen
NOTARY PUBLIC

My Commission Expires: 10-1-2000



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7214 RIVER DRIVE ROAD 21219
 which is presently zoned DRS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 417.4 (BCZR)

To permit a 3 ft. side setback from divisional property line in lieu of required 10 ft. for the existing boat lift.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- ① EXISTING LOT WIDTH OF 50' CANNOT MEET THE SIDE YARD SETBACK REQUIREMENT.
- ② EXISTING BOAT LIFT ROOF COVER REQ'D.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JOHN STEPHEN PODLES JR.
 (Type or Print Name)

John Stephen Podles Jr.
 Signature

THELMA LEE PODLES
 (Type or Print Name)

Thelma Podles
 Signature

7214 RIVER DRIVE Rd. 388-0794 H
 Address Phone No.

BALTO. MD. 21219
 City State Zipcode

JOHN STEPHEN PODLES JR.
 Name

7214 RIVER DRIVE Rd. 388-0794 H
 Address Phone No.

BALTO. MD. 21219
 City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 10.29.94

ESTIMATED POSTING DATE:

11-10-94

Printed with Soybean Ink
 on Recycled Paper

ITEM #: 199

EXAMPLE 3 -- Zoning Description

97-199-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 7214 River Drive Rd
(address)

Beginning at a point on the SE side of
(north, south, east or west)
River Drive Rd. which is 50'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 600'± NE of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street ALICE AVE
(name of street)
which is 50' wide. *Being Lot # 16
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of LYNCH POINT
(name of subdivision)
as recorded in Baltimore County Plat Book # 8, Folio # 38,
containing 6,350 Also known as 7214 River Drive Rd.
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-199-1A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 199 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John S. Podles Jr.

ADDRESS: 7414 RIVER DRIVE ROAD
BALTIMORE MD. 21219

PHONE NUMBER: 410-388-0294 410-388-6194

MICROFILMED



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#:

Zoning: _____

Lot size: _____
acres square feet

SEWER: ☐ public ☐ private
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ Yes ☐ No

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

97-199-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11-10-96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-199

To permit a 3 FT. side setback from divisional
property line in lieu of the required 10 FT.
for the existing boat lift.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

11-25-96

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

To: Reginald Tanquillig

Exhibit A

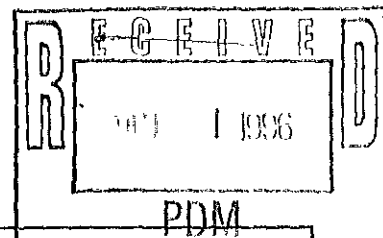
Mr. John Podles Jr
7414 RIVER DRIVE Rd
BALTIMORE MD 21219

1

Fc

11-10-96

background:



G NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-199

To permit a 3 FT. side setback from divisional
property line in lieu of the required 10 FT.
for the existing boat lift.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

11-25-96

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 8, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-199-A (Item 199)
7214 River Drive Road
SE/S River Drive Road, 600'+/- NE of c/l Alice Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): John Stephen Podles, Jr. and Thelma Lee Podles
Post by Date: 11/10/96
Closing Date: 11/25/95

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: John Stephen Podles, Jr. and Thelma Lee Podles

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 27, 1996

Mr. and Mrs. John Podles, Jr.
7214 Riverdrive Road
Baltimore, MD 21219

RE: Item No.: 199
Case No.: 97-199-A
Petitioner: John Podles, et ux

Dear Mr. and Mrs. Podles:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

97-199-A

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

November 14, 1996

FROM: R. Bruce Seeley *RBS/yp*
DEPRM

SUBJECT: Zoning Item #199 - Podles Property
7214 River Drive Road
Zoning Advisory Committee Meeting of November 12, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Structures are already built. After-the-fact Critical Area variance would need to be submitted and approved in order to gain Chesapeake Bay Critical Area approval.

RBS:PF:sp

PODLES3/DEPRM/TXTSBP

RECEIVED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

97-199-A

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-8-36
Item No. 133 (RT)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

97-199-N
TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 8, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 198, 199 and 202

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

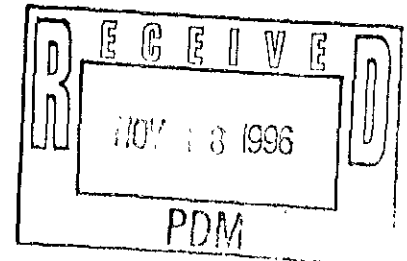
PK/JL

MICROFILMED

Baltimore County Government
Fire Department



97-199-A
700 East Joppa Road
Towson, MD 21286-5500



Office of the Fire Marshal
(410) 887-4880

DATE: 11/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 196, 197, 198, 199, 200, 201, 202 AND 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

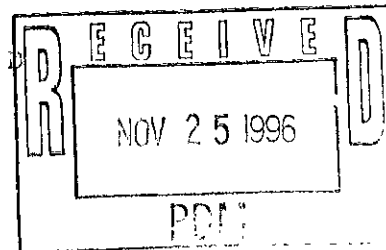
11/14/96 11:11 AM

Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

47 199-A



TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 19, 1996

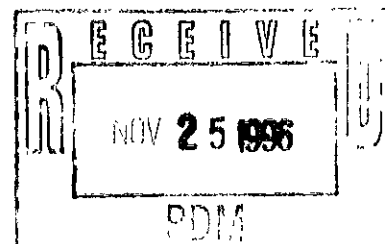
FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 18, 1996
Item Nos. 137, 198, (139), 202, &
203

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



ZONE37

AS1001B

DATE: 10/29/96 STANDARD ASSESSMENT INQUIRY (1)
TIME: 09:13:34
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL FM DATE
15 16 600070 15 3-1 34-00 H NO 10/16/96
PODLES JOHN STEPHEN, JR DESC-1.. IMPS
PODLES THELMA LFE DESC-2.. LYNCH POINT
7214 RIVER DRIVE RD PREMISE. 07214 RIVER DR

00000-0000

BALTIMORE MD 21219-0000 FORMER OWNER: PODLES JOHN

FCV			PHASED IN		
	PRIOR	PROPOSED		CURR	PRIOR
LAND:	80,050	80,050		FCV	ASSESS
IMPV:	37,590	37,590	TOTAL..	137,640	33,050
TOTL:	137,640	137,640	PREF..	0	0
PREF:	0	0	CURT..	137,640	55,050
CURT:	137,640	137,640	EXEMPT.	0	0
DATE:	10/93	00/00			

TAXABLE BASIS FM DATE
97/98 ASSESS: 55,050 10/16/96
96/97 ASSESS: 55,050 10/16/96
95/96 ASSESS: 55,050 08/22/93

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

AS1001C

DATE: 10/29/96 STANDARD ASSESSMENT INQUIRY (2)
TIME: 09:13:51
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL FM DATE
15 16 600070 15 3-1 34-00 H NO 10/16/96
LOT... 0 BOOK... 0000 MAP... 0111 LOT WIDTH... 50.00
BLOCK.. 0 FOLIO... 0038 GRID... 0005 LOT DEPTH... .00
SECTION.. PARCEL.. 0141 LAND AREA.. 8050.000 S
PLAT.. YEAR BUILT... 00

TRANSFER DATA
NUMBER... 053391
DATE... 11/05/81
PURCHASE PRICE... 45,000
GROUND RENT... 0
DEED REF LIBER... 06343
DEED REF FOLIO... 0347
CONVEYED IND... 1
TOT-PART (TRAN IND... T
GRANTOR ACCT NO.. 15-16-600070

EXEMPT DATA
STATUS... 0
CLASS CODE... 000
STATE EXEMPT CODE... 000
COUNTY EXEMPT CODE... 000
CURR STATE EX ASMT... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT... 0

CRITICAL NEW CONST CARD
AREAS CODE YEAR NO CODE SQ. FEET
28117 1300

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

LYNCH POINT

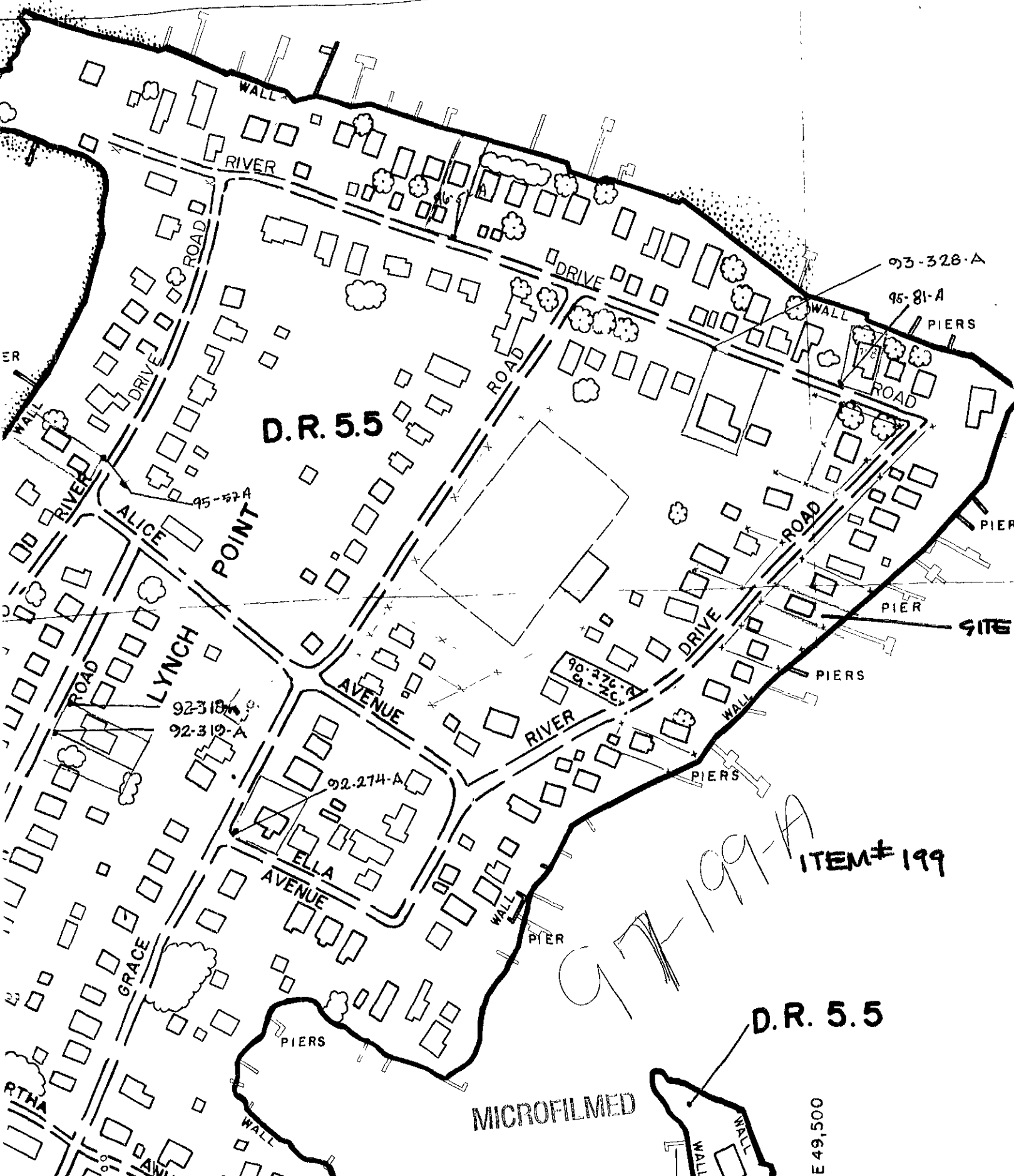
ITEM # 199

350' ±

#16 "S"

97-199-A

Levinson map



D.R. 5.5

93-328-A

95-81-A

PIERS

95-52-A

ALICE
LYNCH
POINT

92-318-A
92-319-A

92-274-A

ELLA
AVENUE

90-326-A
94-26-A

RIVER

PIERS

ITEM# 199

D.R. 5.5

MICROFILMED

E 49,500

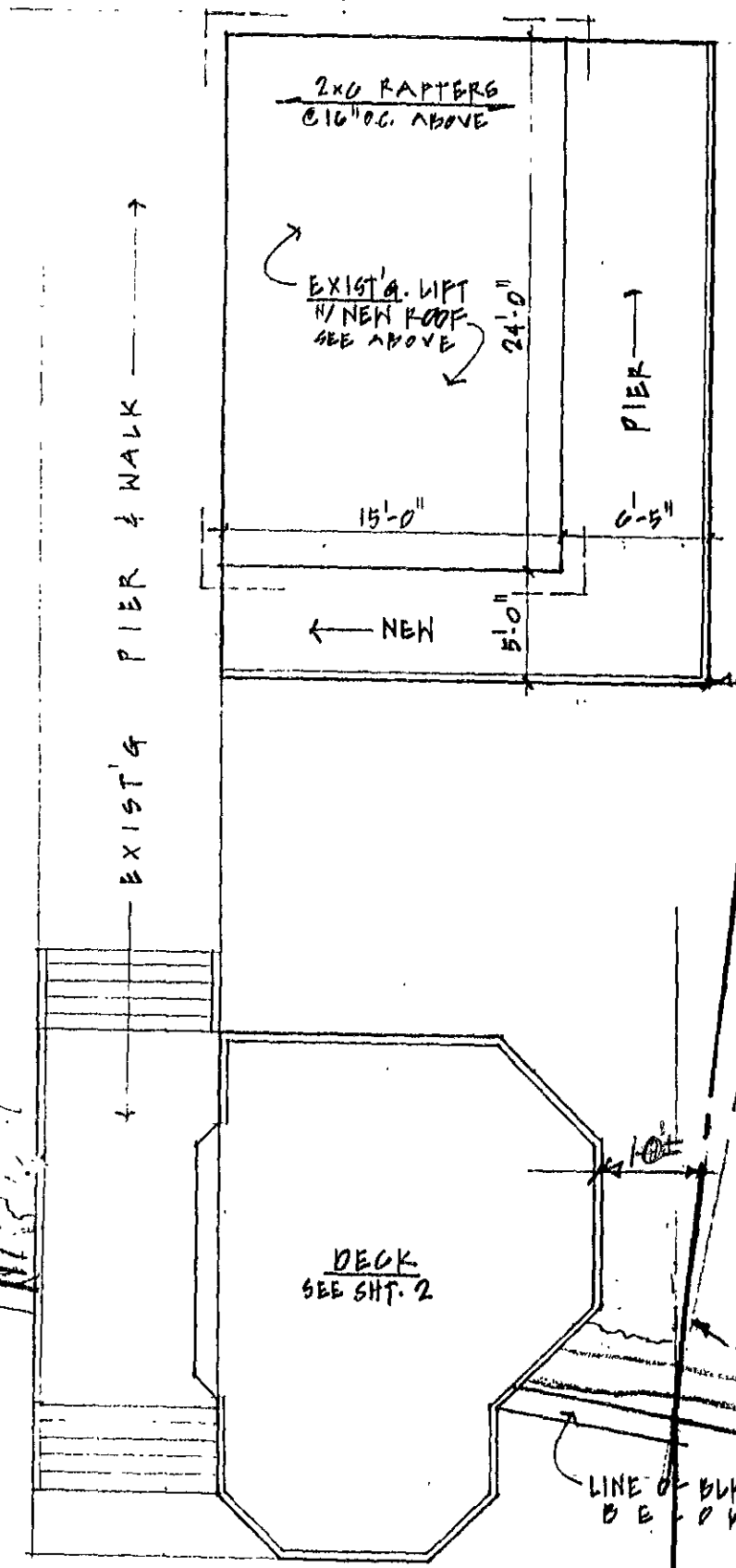
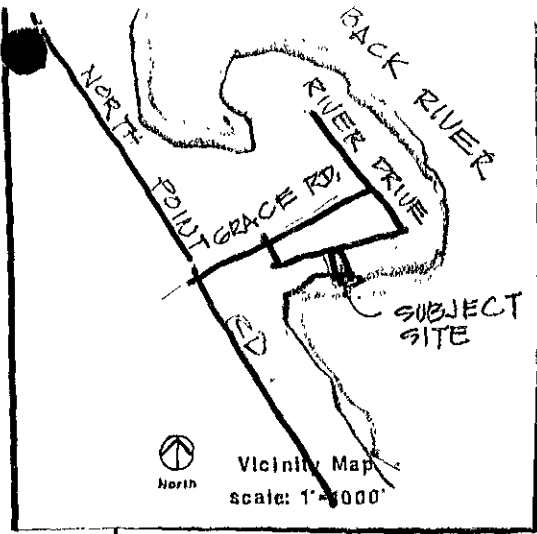
Plat to accompany Petition for Zoning

PROPERTY ADDRESS: 7214 RIVER DRIVE RD.

Subdivision name: LYNCH POINT

plat book# 8, folio# 38, lot# , section#

OWNER: JOHN S. PODLES JR.



97-199-A
Rel No 1

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: SE 5-I

Zoning: DR 5.5

Lot size: 6.350 acreage 6,350 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prior Zoning Hearings:	<u>N/A</u>	

PLAN
SCALE: 1/8" = 1'



North

date:

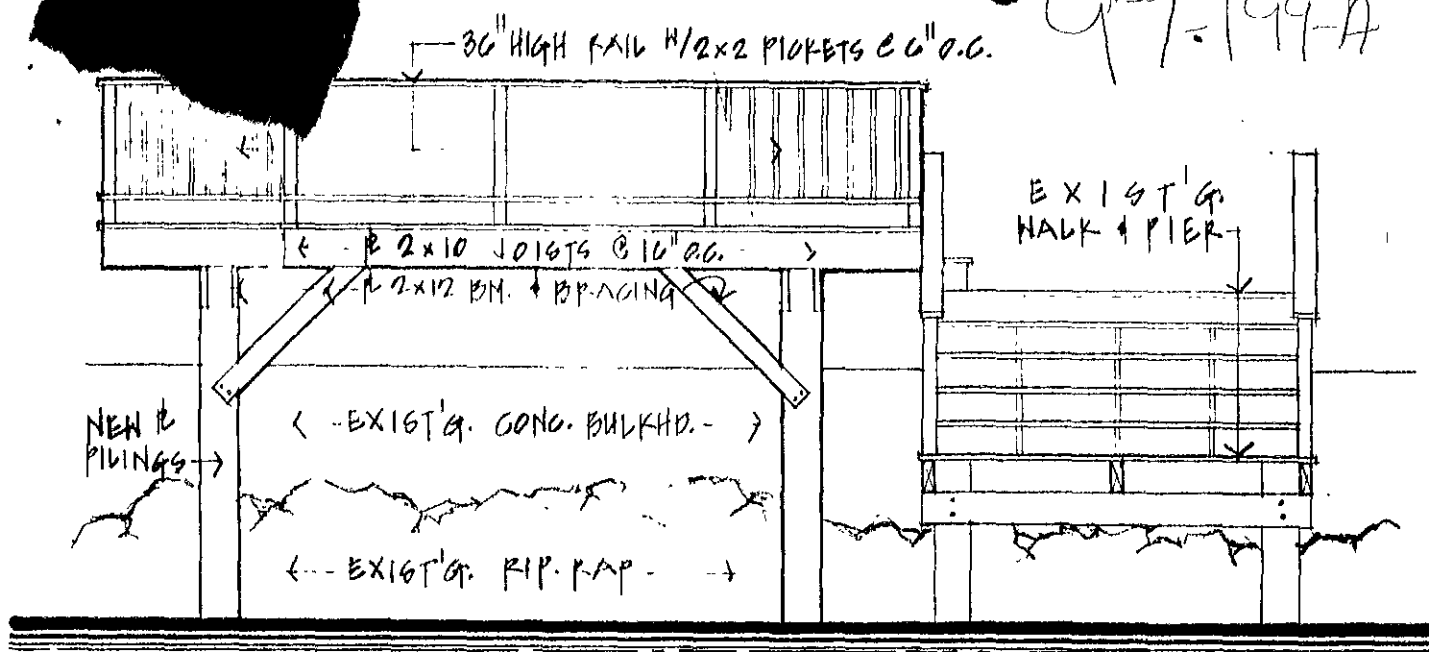
prepared by:

Scale of Drawing: 1"=

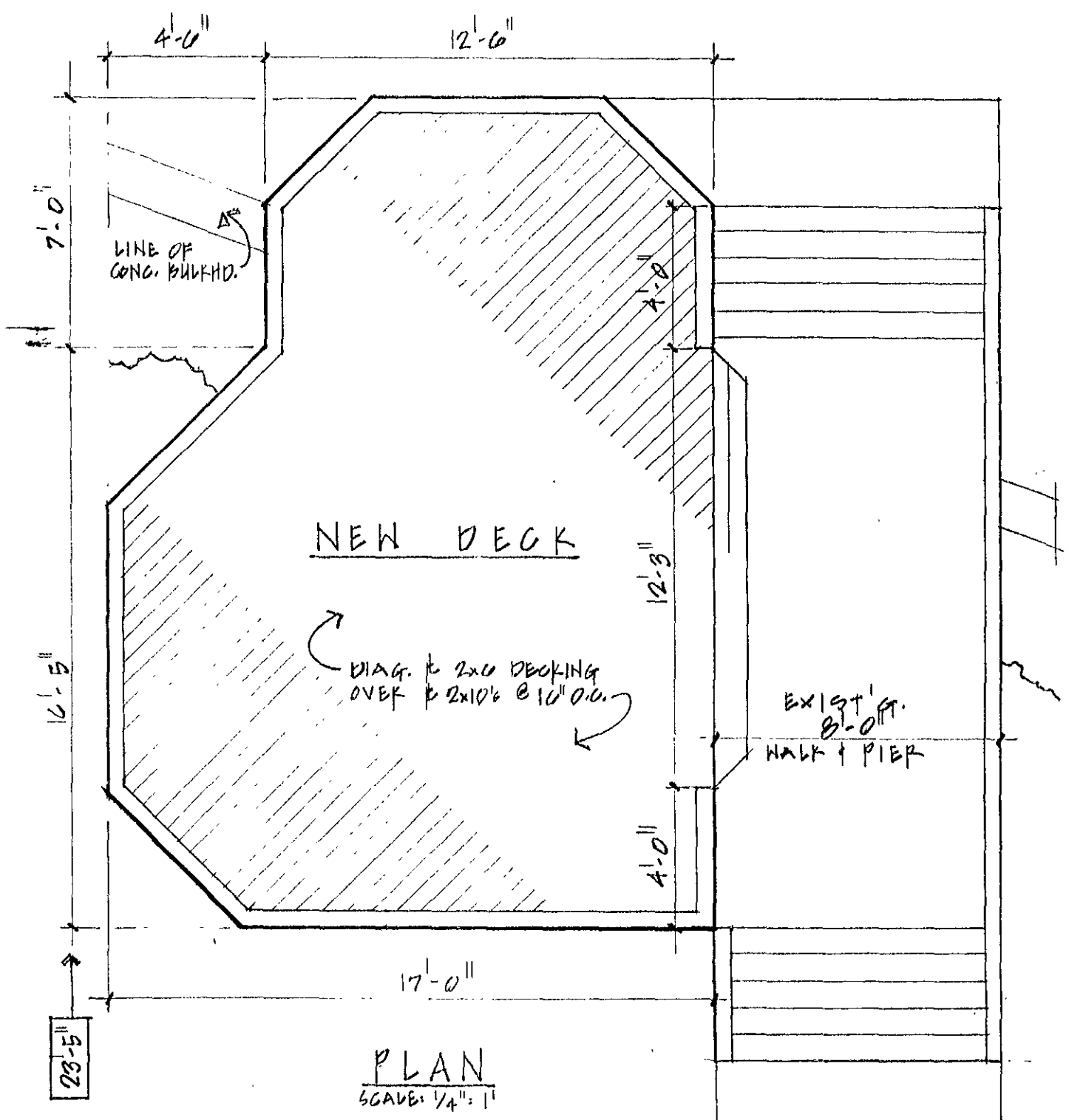
Zoning Office USE ONLY!

reviewed by: R.T. ITEM #: CASE#: 97-199

97-199-A



ELEVATION
SCALE: 1/4" = 1'

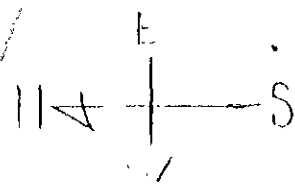


Podles Res.
7214 River Drive Rd.
Edgemere, MD 21219-1136

SHEET
2

ITEM # 199
TRACKING NUMBER 199660295

07-19-14



Bulk

EXIST.
Deck

SHED
8'-0" x 8'-0" x 8'-0" x 12'-6" x 4'-6"

12'-0"

27'-0"

PROPERTY
LINE

EX.
HOUSE

#7214
RESIDENCE

PROPERTY
LINE

(V.A. 2-11-14)

29'-10"

PARKING
PAD

12'-0"

11'-0"

3'-8"

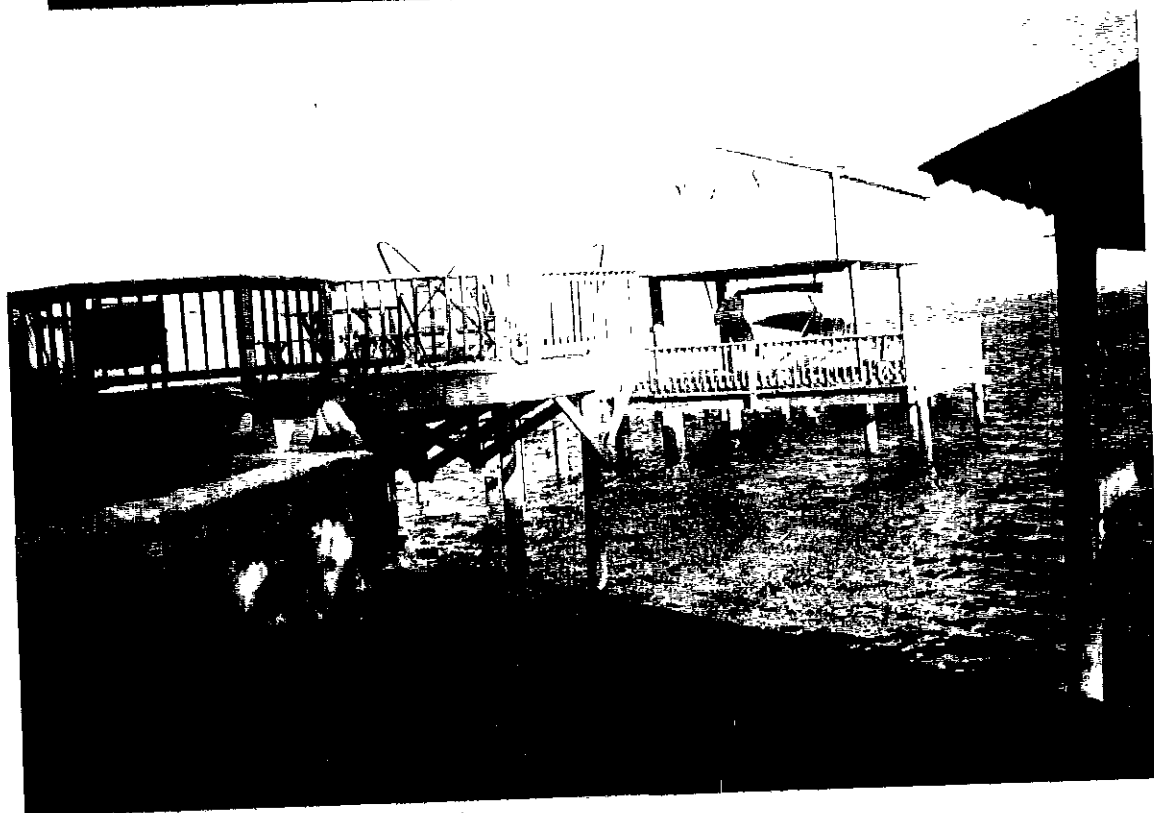
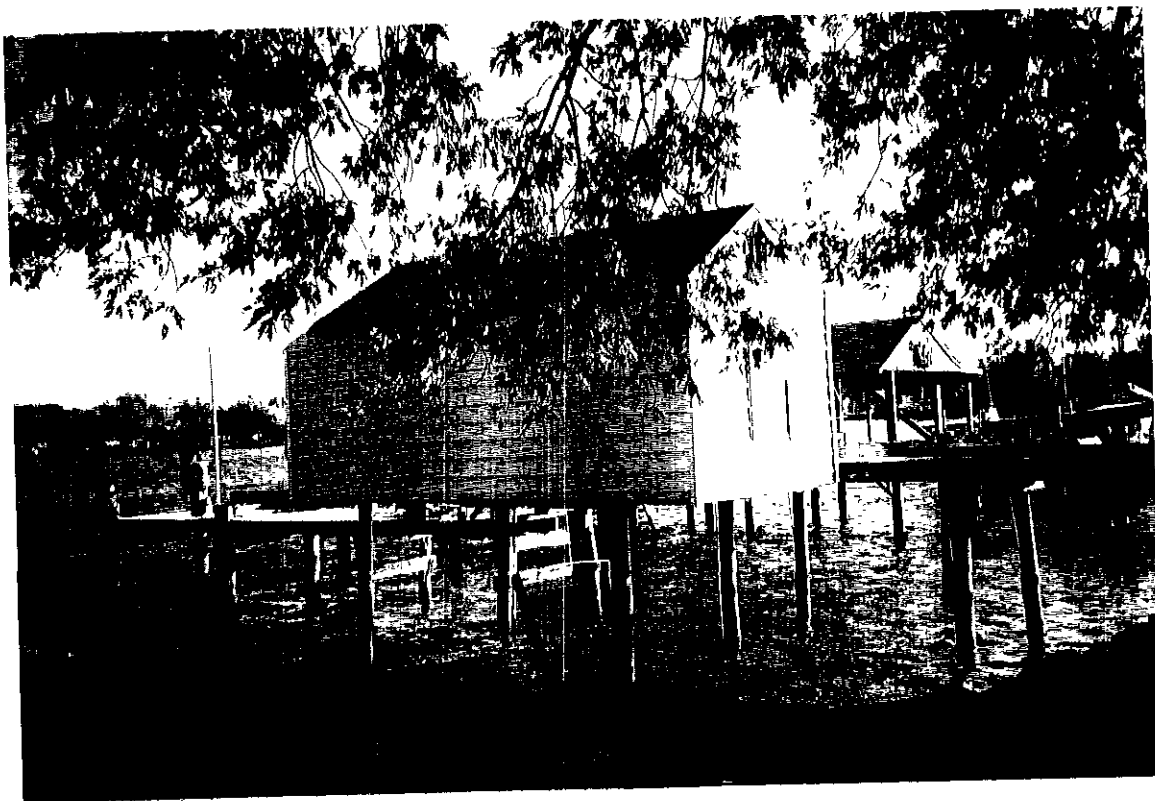
RIVER DRIVE

10'-0"

1-5-14

ITEM # 199

PODIES RESIDENCE
714 RIVER DR. RD.
EDGEMERE MD 21037
SCALE 3/32" = 1 FOOT



CONFIDENTIAL

I. **ENFORCEMENT STRATEGY** - Baltimore County has primary and ultimate responsibility for code enforcement. However, in a time of limited government resources, it has developed a community code enforcement program, in cooperation with the Community Conservation Action Group, to help Baltimore County achieve compliance. This program will:

- A. Pool the efforts and talents of the government, residential and business communities to elicit continuous compliance with County codes.
- B. Use community associations to protect and improve the quality of life and investments, both personal and property, of all residents of Baltimore County.
- C. Address those 80 - 95% of cases that result in voluntary compliance.

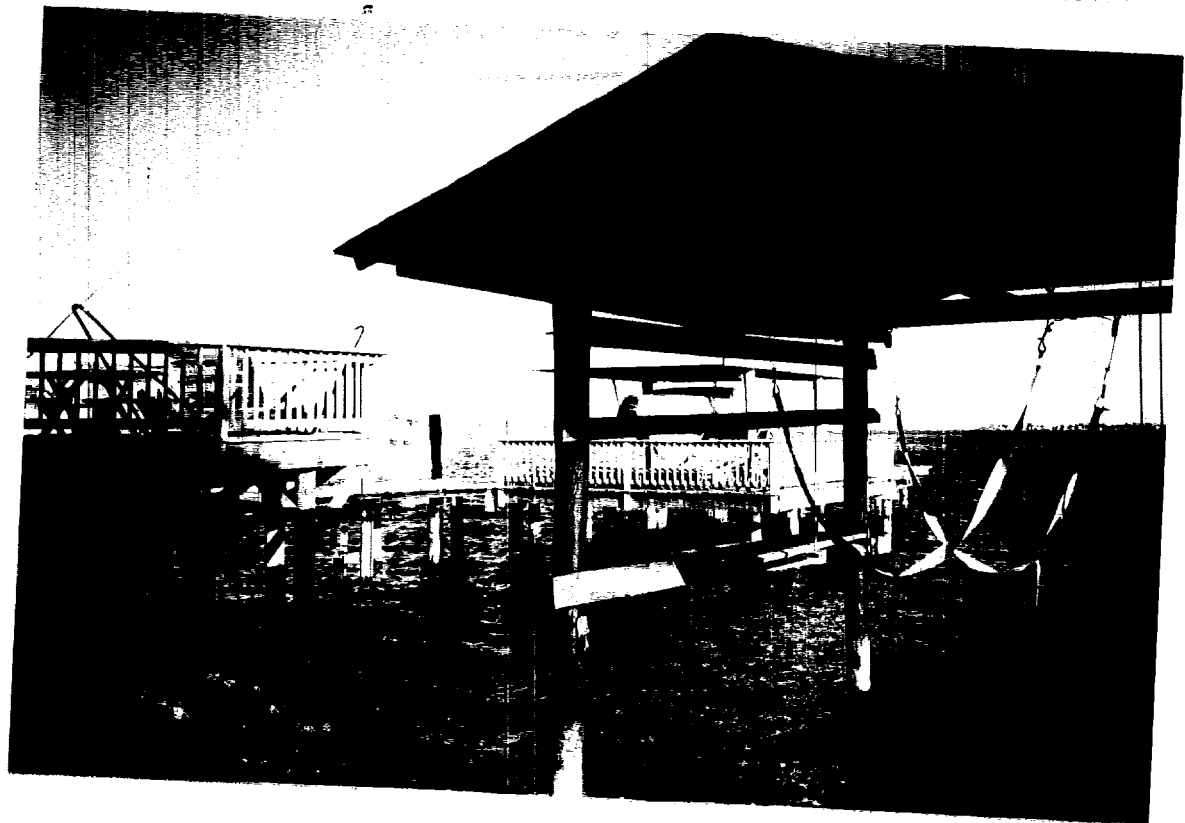
II. **PURPOSE OF COMMUNITY CODE ENFORCEMENT PROGRAM**

- A. Use community volunteers in program communities to provide education, assistance and documentation of violations to reduce overall number of zoning, community hygiene, building and Livability Code violations.
- B. Provide faster, more effective code enforcement throughout the County at a cost-savings.

III. **ELIGIBILITY CRITERIA FOR PARTICIPANTS IN PROGRAM** - The program can be used in either residential or commercial areas. The community association must satisfy certain criteria to participate.

A. Community association must have:

- 1. A clearly defined geographical area;
- 2. A strong association (i.e., a history of being active, meeting regularly, getting support from membership, etc.);
- 3. A number of clearly visible violations listed in Appendix B;
- 4. A newsletter/notice (distribution network);
- 5. The ability to absorb some costs, such as printing of survey notices, printing and distributing association's newsletter and copying of materials provided by the County;





ITEM # 199

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	EDGE MERE	S.E. 5-1
DATE OF PHOTOGRAPHY JANUARY 1986		MICROFILMED